

Definitions

Above-Moderate Income Household

Households whose income exceed 120 percent of the Solano County median income (\$50,641/year in 1991).

Affordable Housing

Housing that is within the reach of lower and moderate-income households, usually considered to be housing that does not cost more than 30 percent of household income.

Air Installation Compatible Use Zones (AICUZ) Document

A document prepared by the U.S. Air Force which identifies compatible uses for zones, surrounding Air Force bases, that are classified by hazard potential.

Airport Land Use Plan (ALUP)

A plan of the Solano County Airport Land Use Commission establishing compatibility guidelines for land uses around Travis Air Force Base.

Annexation

The extension of City boundaries by attachment of unincorporated territory.

Apartment

A multi-family housing development intended for rental occupancy.

Areawide Plan

A plan which identifies areas for development and open space and which analyzes existing environmental conditions, public facilities and services, and infrastructure demands for the area. The level of detail required for an areawide plan is flexible and allows for a wide variety of applications. The actual topics included vary with the project location and the relevant issues identified. These plans are adopted as elements of the General Plan and are implemented by the zoning ordinance.

Arterial Street

A street designed to primarily serve intra-urban travel, carrying traffic from collector level streets to and from other parts of the City. Access to abutting property is subordinate to the primary function of moving traffic between neighborhoods. Examples are Texas Street, Travis Boulevard, and Waterman Boulevard.

Association of Bay Area Governments (ABAG)

A regional planning body with jurisdiction over the San Francisco Bay Area, including Fairfield.

Average Daily Trips (ADT)

The total volume of traffic that crosses over a fixed point on a road in a twenty-four hour period.

Average Dry Weather Flow (ADWF)

The average volume of sewage under normal dry weather conditions.

Bay Conservation and Development Commission (BCDC)

A State agency with regional permitting authority over development, changes of use, and subdivision in San Francisco Bay, San Pablo Bay, and the Suisun Marsh. BCDC authored the Suisun Marsh Protection Plan that established the Secondary Management Area for the Suisun Marsh which was subsequently incorporated into the Suisun Marsh Protection of Act of 1977.

Bikeway, Class I

Separate off-street bike paths.

Bikeway, Class II

Striped bike lanes on existing rights-of-way.

Bikeway, Class III

Signed bike routes which share the roadway with motor vehicles.

Buffer

An area intended to provide a separation between two, sometimes incompatible, adjacent land uses or properties.

California Housing Finance Agency (CHFA)

A state agency which provides below-market interest rate financing for the development of affordable, owner-occupied single-family and multi-family rental housing.

Capacity

The maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.

Central Business District (CBD)

Downtown Fairfield, that area bounded by Pennsylvania Avenue to the west, Empire Street to the north, Jefferson Street to the east, and Missouri Street to the south.

Clean Air Plan

A State-mandated regional plan which includes strategies for attaining and maintaining State and Federal air quality standards.

Cluster Development

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.

Cohousing

A residential structure in which families own individual units but share common areas and facilities as well as the household duties and chores related to those areas.

Collector Street

A street designed to serve neighborhood traffic, providing links between local streets and arterials, and access to abutting property. Examples are Marigold Street, Utah Street and Woolner Avenue.

Community Noise Equivalent Level (CNEL)

A descriptor of total noise exposure at a given location for an annual average day with special consideration to the increased sensitivity of people to noise during the evening and nighttime hours.

Community Preservation Ordinance

An ordinance establishing minimum standards for the maintenance of all properties within the city of Fairfield.

Community Reinvestment Act

Directs federal regulatory and deposit insurance agencies to encourage the institutions they regulate or insure to assist in meeting the credit needs of their communities, including lower and moderate-income needs.

Compatibility

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

Comprehensive Annexation Plan

A compilation of the City's key policies, priorities, and information regarding annexations used to evaluate specific annexation requests for appropriateness, timing, need, etc.

Condominium

The legal arrangement in which a dwelling unit in a multi-family housing development is individually owned but property owners share in an undivided interest in the common areas, which are owned, controlled, and maintained through an organization consisting of all the individual owners.

Congestion Management Program

State-mandated countywide program which addresses transportation congestion in Solano County.

Congregate Housing

A residential facility containing two or more dwelling units and rooming units limited in occupancy and occupied by persons 62 years of age and older, their spouses, or surviving spouses, except for rooms or units occupied by resident staff personnel, providing indoor, conveniently located, shared food preparation service and major dining areas, and common recreation, social, and service facilities for the exclusive use of all residents.

Conservation Areas

Environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance, or character, except in the cases of overriding public interest.

Conservation Easement

An easement for the specific use of preserving valuable open space areas in the natural state.

Convenience Commercial

Retail establishments offering for sale prepackaged food products, household items, and other similar goods and having a gross floor area of less than 5,000 square feet.

Day-Night Average Sound Level (L_{dn})

A descriptor of total noise exposure at a given location for an average annual average day.

Density

The average number of housing units per acre unit of land.

Density Bonus

A density increase in excess of the maximum allowed under the Zoning Ordinance and the Land Use Element of the General Plan.

Detention Basin

A basin that holds water to allow the settling of suspended sediments, or, a basin that holds excess treated wastewater in order to regulate its discharge.

Disabled Person

A person who is incapacitated by illness, injury, or wounds.

Duplex

A residential structure on a single lot consisting of two dwelling units.

Easement, Public

The right of a government agency or public utility company to use public or private land owned by another for a specific purpose.

Economic Base

The jobs and income-generating activities that provide financial resources to the community.

Employment Centers

Areas of high job concentration, usually typified by groupings of office, business, and/or industrial development.

Enterprise Zone Program

A program to encourage economic activity in a distressed area, typically in inner-city areas.

Entryways

Major points of entry to the City or to specific areas within the City, i.e. the Northeast Area (a.k.a. gateways).

Environment

The physical conditions of area including land, air, water, minerals, flora, fauna, noise, and objects of historic and aesthetic significance.

Environmental Impact

A significant change or effect to the environment.

Equal Housing Opportunity

The provision of housing opportunities to all individuals regardless of race, creed, color, nationality, age, gender, sexual preference, or other potentially discriminatory factors.

Equivalent Sound Level (L_{eq})

A common noise descriptor of the average sound level at a given location over a one-hour period.

Estate Lot

A large residential lot typically not less than 15,000 square feet in area.

Factory-Built Housing

A single-family structure that is manufactured in a factory, transportable in one or more sections, is built on a permanent chassis, and is used as a place of human habitation; but which is not constructed with a permanent hitch or other device

allowing transport of the unit other than for the purpose of delivery to a permanent site, and which does not have wheels or axles permanently attached to its body or frame.

Fairfield Planning Area

The entire geographic area that bears relation to the City. It includes areas within and outside of the City limit lines. The City's planning area includes all lands designated on the Land Use Diagram.

Fair Housing Program

A program which provides fair housing counseling, investigation of discrimination complaints, mediation of landlord/tenant complaints, mortgage counseling, and other related services to the community.

Family

A household in which two or more persons are related.

Floor Area Ratio (FAR)

The ratio between the total floor area for all floors of a building to the area of the lot on which the building is located.

Gateway

See Entryway.

Glazing

Glass or other transparent material used for windows.

Gross Acre

Area required for the actual use plus that required for minor and collector streets, utilities, and recreational open space necessary to serve the use.

Group Homes (Community Care Facilities)

Facilities designed for the 24-hour medical care of persons who are unable to care for themselves.

Hazardous Waste

Any waste substances or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

Home Occupation

An occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Homeless Shelter

A residential structure which provides temporary housing and support services to homeless individuals and families. Some shelters also provide support services and housing for abused women and children and the mentally disabled.

Household

Any single or group of individuals occupying a dwelling unit.

Household Income

The combined income of all members of a household.

Housing Assistance

Programs which subsidize the housing costs for either home owners or renters. Assistance can include first time home buyer programs such as down payment assistance or equity share programs and rental subsidy programs such as security deposit assistance programs.

Housing Authority

A federally funded agency which is responsible for administering the Section 8 Rental Assistance Program. The Fairfield Housing Authority operates under the auspices of the City's Housing Services Office.

Housing Conservation

Preservation of the City's existing housing stock, both in terms of physical condition and maintaining affordability.

Housing Costs

Costs related to the provision of housing including mortgage, principal, interest, taxes, insurance, utilities, and rent.

Impact Fee

A charge imposed upon new development by local government to pay for public facilities required to serve new development.

Incubator Projects

Projects designed to assist start-up businesses to the point of self-sufficiency.

Industry, Heavy

Industries that may be labor and traffic intensive, typically those involved with the extraction and/or the processing of raw materials or manufacturing.

Industry, Light and Medium

Industries that are typically of a relatively low intensity and clean character that can be conducted in enclosed structures, i.e. research, the assembly of premanufactured or preprocessed materials, etc.

Infill Development

Development that occurs on vacant parcels within developed portions of the City.

Infrastructure

The system of roadways, sewage facilities, flood control facilities, street lights, water lines, etc. that provide the foundation for development.

Interruptible Users

Non-residential water service customers that have agreed to allow their water service to be shut off at specific times (i.e. during certain seasons, especially fall and winter) or under certain situations (i.e. the supply of excess water is depleted) in return for a discounted water rate or some other benefit. Interruptible water is almost always used for landscape irrigation although it is sometimes used for wetlands mitigation.

Jobs-Housing Balance

A match between the number, type and salaries of employment opportunities and the number type and cost of housing in a geographic area.

Land Use Categories or Designations

Classifications of similar and compatible land uses.

Land Use Diagram

The map of the general proposed distribution of land uses by land use categories as described in the Land Use Element.

Levels of Service (LOS)

The different operating conditions which occur on a lane or roadway when accommodating various traffic volumes. It is a qualitative measure of the effect of traffic flow factors, such as speed and travel time, interruptions, freedom to maneuver, driver comfort and convenience, and, indirectly, safety and operating costs. Roadway and traffic conditions, ranging from ideal to forced flow, have been divided into six levels of service for qualitative evaluation.

Liquefaction

The fluid-like flow of certain soils during seismic events including earthquakes and tremors.

Local Agency Formation Commission (LAFCO)

A five-member commission that has the power and duty to review and approve or disapprove, with or without amendments and conditions, proposals for incorporation and disincorporation of cities, annexation of territory to and exclusion of territory from cities, consolidation of two or more cities, development of new communities under the redevelopment law, and formation of special districts within Solano County.

Local Street

Street intended to provide direct access to destinations within a residential or business district. Examples are Buchanan Street, Kensington Street and Kolob Drive.

Long-Term Affordability

Maintaining the affordability of a residential project for a certain period of time to a targeted income group. The time-frames for affordability vary from project to project but are typically more than 10 years.

Low-Income Household

A household with a household income over 50 percent but not exceeding 80 percent of the Solano County median income. (\$21,001 -\$33,750/year in 1991)

Lower-Income Household

Households whose income does not exceed 80 percent of the median income for Solano County, adjusted for household size. This includes both low and very-low income households.

Manufactured Housing

Prefabricated housing, including both factory-built housing and mobilehomes.

Master Development Plan

A comprehensive detailed plan for the development of a particular area or project.

Mello-Roos District

A taxing district for acquiring, constructing and/or maintaining public facilities benefitting the tax payers in the district.

Metropolitan Transportation Commission (MTC)

A body created by the State legislature in 1970 to prepare a regional transportation plan for the nine counties in the San Francisco Bay Area. The MTC also approves transportation projects that receive state or federal funding; allocates funds for transit operations; sets toll rates on bridges in the region; evaluates the performance of the transportation system; and promotes transit system coordination.

Midden

An accumulation of prehistoric refuse, used as a primary source for archaeological data on the foodstuffs and artifacts of prehistoric cultures.

Mitigation Measure

An action that will eliminate or reduce significant effects to an insignificant level.

Mobilehome

A trailer or prefabricated structure that is used as a permanent dwelling unit, is connected to utilities, and is designed without a permanent foundation.

Mode Choice

Process of forecasting how many travelers will use each of the available or proposed transportation modes (such as automobile, transit, etc).

Model

A representation of a real world object or process. Mathematical models are used to represent established relationships which evolve from some process, such as the interaction between speed, flow, and density in a traffic stream.

Moderate Income Household

Households whose incomes are between 80 and 120 percent of the Solano County median income (\$33,751 to \$50,640/year in 1991).

Multi-Family Housing

Usually a residential development of two or more attached dwelling units, but sometimes defined as three or more attached units (such as in the City's Multi-Family Design Standards).

Multi-Family Design Standards

Design standards for residential projects consisting of three or more dwelling units in any single structure, including, but not limited to, apartments, townhouses, and condominiums. Established by City Council Ordinance 89-6.

Multi-Modal Transportation

A variety of transportation alternatives, such as automobile, bus, van, rail, bicycle, etc.

Neighborhood Shopping Center

A commercial center that primarily services the immediate neighborhood and area in which it is located.

Nonconforming

Lots, structures, uses of land and structures, and characteristics of uses, which are prohibited under the terms of the current Zoning Ordinance or General Plan but were lawful at the date of the previous Ordinance or Plan's enactment.

Open Space Planning Areas (OSPA)

Eleven areas in the Fairfield Planning Area which, due to their location or physical characteristics, have value as open space.

Paratransit

An alternative form of transportation targeted towards a specific group of people such as company employees, residents of residential complex, or the mobility-impaired. It may or may not have a fixed route or stops or a predetermined schedule.

Park and Ride Lots

Vehicle parking lots provided for the convenience of transit riders or carpoolers.

Patio Home

A type of zero lot line detached or semi-detached single-family house built on a small lot enclosed by walls with no side yards and a limited or no front yard.

Peak Hours

The sixty-minute periods in which traffic volume is the highest for the day. Peak hours during the weekday are typically 7:00 to 9:00 AM and 4:00 to 6:00 PM.

Peak Wet Weather Flow (PWWF)

The average volume of sewage under wet (winter) weather conditions.

Planned Development Process

Land use planning that allows diversification in the relationship of various buildings, land uses, structures, and open spaces in order to avoid the rigid standards of conventional zoning.

Planned Site

Site that is definitely intended for acquisition, development, and use.

Potential Site

Site that is desired for a particular use or development but for which plans or arrangements for acquisition have not been made pending additional study.

Prime Soils

Land with the best combination of physical and chemical features for the production of agricultural crops.

Recreation, Active

High level activities including soccer, baseball, softball, tennis, gymnastics, swimming, etc. that require substantial facilities to be constructed.

Recreation, Passive

Low level activities including nature observation, scenic appreciation, picnicking, walking, and other activities that require minimal facilities.

Redevelopment Tax-Increment Set-Aside Funds

Tax-increment monies (20 percent) set aside by Redevelopment Agencies in a fund for housing programs and projects to benefit low and/or moderate income persons as required by Redevelopment law.

Regional

A large geographic area; in this General Plan, usually the San Francisco Bay Area.

Regional Shopping Center

Commercial center with a variety of department stores and specialty shops that draws its customers from Solano County and beyond.

Regulatory and Financial Incentives

Subsidies, grants, waived, reduced or deferred fees, relaxation of planning and design standards, density bonuses, and any of a number of other mechanisms used for encouraging a particular type of development such as affordable housing.

Rehabilitation

The process of restoring houses and other structures to at least minimum levels of Building Code standards.

Relocation Assistance

Financial and other forms of assistance to aid displaced persons in finding and relocating new places to live.

Retention Basin

A basin used in the stormwater drainage system to hold excess water to slow runoff, thus preventing erosion and flooding.

RIDES

A ridesharing program for the entire San Francisco Bay Area that encourages car and vanpooling and other forms of paratransit.

Right-of-Way

The strip of land over which is built a public road or which is used by a public utility.

Row House

An attached single-family dwelling built on a narrow or medium width lot fronting a public right-of-way in which all property rights are individually owned.

Scale

Proportion in relation to adjacent buildings and structures.

Scenic Corridor

A strip of land on each side of a stream, roadway, or other view area that is generally visible to the public travelling on such route.

Secondary Management Area for the Suisun Marsh

The area established by the Suisun Marsh Preservation Act of 1977 to assure retention of upland areas adjacent to the Suisun Marsh in uses compatible with its protection. It is comprised of upland grasslands and cultivated lands which serve as significant buffers to the wetland areas of the Marsh.

Second Unit

A secondary living unit of limited size permitted on single-family residential lots subject to certain restrictions (a.k.a. "granny flats" and "secondary living units").

Solano Affordable Housing Foundation

A Section 501(c)(3) non-profit housing corporation dedicated to increasing the supply of affordable housing for low and/or moderate income persons residing or employed in Solano County.

Source Reduction

Reducing the waste stream at the source or point of generation.

Source Reduction and Recycling Element

The City's State-mandated plan to divert waste from going to the landfill by 25 percent by the year 1995 and 50 percent by the year 2000.

Special Residential Use

Housing for persons requiring special facilities, such as persons with physical and/or mental handicaps.

Specialty Shopping Center

A commercial center that provides specialized goods and services for a community-level market.

Specific Plan

A detailed plan for the systematic implementation of the general plan for designated areas. As mandated by State Law, the specific plan addresses: 1) the distribution, location, and extent of the uses of land, including open space, 2) the distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan, 3) standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable, and 4) a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan.

Sphere of Influence

The State-required boundary encompassing all unincorporated territory to be ultimately annexed and served by the City.

Strip Commercial

Commercial development which lines major thoroughfares, either clustered or freestanding.

Target Hazard

Structures that have been identified by the Fire Department as having a high risk to life safety, such as schools, hospitals, jails, hotels, convalescent facilities, large restaurants, places of public assembly, and large apartment complexes; a highly concentrated property value such as shopping malls, warehouses, and manufacturing centers; or a need for excessively large fire flows necessary to extinguish a fire or to contain the fire to the building of origin.

Tenure, Housing

Type of housing occupancy, either ownership or rental.

Traffic Volume

The total number of vehicles that pass over a given point or section of a lane or roadway during a given time interval; volumes may be expressed in terms of annual, daily, or hourly periods.

Traffic Volume-To-Capacity Ratio

The ratio of the volume of a lane, an intersection, or a section of roadway to its capacity.

Transitional Housing

Housing facilities intended to provide temporary shelter for homeless or distressed individuals transitioning back to permanent housing.

Transportation Corridors

Streets, roads, freeways, highways, or railroads.

Transportation Systems Management (TSM)

The combination of several programs to reduce the impact of single-occupancy automobiles on the transportation system.

Trip Generation

A determination of the quantity of trip ends associated with a parcel of land or some other generating unit.

Townhouse

An attached single-family home in which individual and common land rights exist. A community association maintains and may hold title to any common property.

Ultra Low-Flow Toilet

Toilets that use 1.6 gallons per flush or less. (A conventional toilet uses between 5 to 7 gallons per flush. A Low-Flow toilet, uses 3.5 gallons per flush.)

Ultra Low-Flow Toilet Ordinance

An implementing ordinance to the California State Law requiring Ultra-Low-Flush (ULF) toilets in all new construction starting January 1, 1992.

Uniform Building Code

A set of standards covering the fire, life and structural safety aspects of all buildings and related structures.

Urban Limit Line

The City's proposed ultimate boundary, which will include all urban development within the City of Fairfield and may include certain permanent open space areas over which the City wishes to exercise direct control.

Vacancy Rate

The percentage of available residential units that are vacant at any one time.

Vernal Pools

Seasonal pools of water which form during the wet months and disappear in the dry months, usually characterized by unique flora and fauna.

Very Low Income Household

A household with a household income at or below 50 percent of the county median income (\$21,100/year or less in Solano County in 1991).

Viewshed

A visual corridor offering expansive and/or spectacular views of scenery.

Wastewater Reclamation

The recycling of treated wastewater for agriculture irrigation and industrial processing.

Water Features

Fountains, ponds, pools, water sculptures, etc.

Water, Non-Potable

Water that has not been treated for drinking.

Water, Potable

Water suitable for drinking.

Water, Treated

Water that has been processed from its natural state to make it suitable for drinking (potable).

Water Service Master Plan

A City plan for the extension and maintenance of water service and infrastructure.

Watershed

That region or area that collects and drains water to a particular watercourse or body of water.

Wetlands

Areas that are inundated or saturated with surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Zero Lot Line

The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

Zoning Ordinance

Chapter 25 of the Code of the City of Fairfield which establishes various districts in the City and establishes regulation governing use of land and buildings, height limits of buildings, and yards and other open spaces about buildings and requires certain permits be secured for certain such buildings and uses.